This instrument prepared by:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074
PH: 702-736-6400

Davidson County DEEDQC
Recvd: 02/14/13 09:38 7 pgs
Fees:37.00 Taxes:0.00
20130214-0015007

REF# 1705716655
ORDER# 7643019

46494980

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
CitiMortgage, Inc.	CitiMortgage, Inc.	Map/Parcel:
1000 Technology Drive	1000 Technology Drive	105-14-0C-324.00-C
O'Fallon, MO 63368	O'Fallon, MO 63368	

FOR AND IN CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Federal National Mortgage Association** by these presents do hereby quitclaim and convey unto the said **CitiMortgage, Inc.**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Transfer title.

Being the same property conveyed to Federal National Mortgage Association by Deed from Shapiro & Kirsch, LLP, Substitute Trustee of record in Document No. 20120206-0010429, said Register's Office.

This is unimproved ( ) property known as 2310 Elliott Avenue 324, Nashville, Tennessee 37204
Improved ( )

EXEMPT PER SECTION 309(C)(2) OF THE FEDERAL NATIONAL MORTGAGE ASSOCIATION CHARTER ACT, CODIFIED AT 12 U.S.C. SECTION 1723A(C)(2)

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 6th day of February, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Federal National Mortgage Association

By: _____

Printed Name & Title: Dan Outland, Ops Mgr

of National Default Title Services, a Division of First American Title Insurance Company, Attorney in fact and/or agent for Federal National Mortgage Association

ACKNOWLEDGMENT

STATE OF California)

COUNTY OF Orange) ss

Before me, Jamie Contreras, a Notary Public of the State and County aforesaid, personally appeared Dan Outland with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Ops Mgr of **of National Default Title Services, a Division of First American Title Insurance Company, Attorney in fact and/or agent for Federal National Mortgage Association**, the within named bargainor, a federally chartered corporation, and that he/~~she~~ as such Ops Mgr executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself/herself as Ops Mgr.

NOTARY STAMP/SEAL

See attached

WITNESS my hand and official seal, at office in California this 6th day of February, 2013.

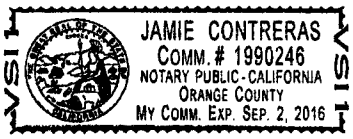
Jamie Contreras
NOTARY PUBLIC
MY Commission Expires: 9/2/2016

California Acknowledgment:

State of California
County of Orange

On 2/6/2013 before me, Jamie Contreras Notary Public,

Personally appeared Dan Outland
Name of Signer



Who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the Instrument the person, or the entity upon behalf of Which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws Of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jamie Contreras
Notary Public

OPTIONAL INFORMATION

Title or Type of Document: Quitclaim Deed
Date of Document: February 6, 2013

AFFIDAVIT OF VALUE

STATE OF California)

COUNTY OF Orange)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $ 10.00.
Subscribed and sworn to before me this the 10th day of February, 2012.

(Affix Seal)

Affiant

Jamie Contreras
Notary Public
My Commission Expires: 9/2/2016

See attached

JURAT

State of California
County of Orange } SS.

Subscribed and sworn to (or affirmed) before me on this 6th day of February, 2013, by Dan Outland, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JAMIE CONTRERAS
COMM. # 1990246
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. SEP 2, 2016

Jamie Contreras
NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER _____ TITLE(S)
- ☐ PARTNER(S)
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

_____ TITLE OR TYPE OF DOCUMENT

_____ NUMBER OF PAGES

_____ DATE OF DOCUMENT

_____ OTHER

ABSENT SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT OF SIGNER

Top of thumbprint here

NOTARY BONDS, SUPPLIES AND FORMS AT HTTP://WWW.VALLEY-SIERRA.COM © 2005-2008 VALLEY-SIERRA INSURANCE

EXHIBIT "A"
LEGAL DESCRIPTION

Described property located in Davidson County, Tennessee, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit Number 324 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument Number 20070917-0110745, Register's office for Davidson County, Tennessee, including without limitation the By-Laws, appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made for the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument Number 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
ATTN: RECORDING COORDINATORS

FANNIE MAE/NDTS
46494980 TN
FIRST AMERICAN ELS
QUIT CLAIM DEED

True Copy Certification

I, Rob Joffre, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature _____

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Rob Joffre who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: Dec 16, 2016

Notary Seal



